



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR
BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **March 8, 2018**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:00 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

SUBDIVISION

3. Robert Dale – Applicant is requesting final plat approval of the Oakwood Estates Phase IX Subdivision consisting of 1 lot on .41 acres of property located at 485 West Oakwood Circle in an LR-F (Large Residential – Foothill) zone. (S-3-18)

ZONING MAP / GENERAL PLAN AMENDMENT

4. Brock Loomis / Jack Fisher Companies (Public Hearing) – Applicant is requesting a zoning map amendment for 1.1 acres of property located at approximately 56 South 1100 West from an A (Agriculture) to an RMU (Residential Mixed Use) zone. (Z-4-18)
5. Phil Holland / Wright Development (Public Hearing) – Applicant is requesting approval of the East Park Lane Small Area Master Plan as an element of the General Plan for approximately 85 acres of property located between Park Lane, Highway 89, Main Street, and 1100 North in an A (Agriculture), CMU (Commercial Mixed Use), and LS (Large Suburban) zone. (MP-1-18)

CONDITIONAL USE PERMIT

6. Nathan Peterson (Public Hearing) – Applicant is requesting conditional use approval to exceed the minimum drive-way width on .39 acres of property located at 1294 West Atrium Court in an AE (Agriculture Estates) zone. (C-2-18)

ZONE TEXT AMENDMENT

7. Farmington City (Public Hearing) – Applicant is requesting miscellaneous amendments to the Zoning Ordinance as follows: **a)** Amending Section 11-7-040(E) & (F), clarifying authority in

permitted and conditional uses; **b)** Amending Section 11-10-040(H)(1) establishing ADUs in agriculture zones as being subordinate in height and area to the main dwelling; **c)** Amending Sections 11-13-020 and 11-13-030 moving secondary dwelling units from a conditional use to a permitted use; **d)** Amending Section 11-18-040(D)(1) requiring that any pedestrian walkway used to define a block face be a legislative and discretionary decision; **e)** Amending Section 11-28-120(I)(6) removing the requirement that “other temporary use exemptions” receive written approval from the City Council, and replacing it with City Manager approval; **f)** Amending Section 11-28-200 regulating secondary dwelling units.

OTHER

8. Miscellaneous, correspondence, etc.

a. Other

9. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted March 2, 2018

Eric Anderson
City Planner